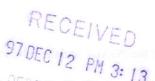


CITY OF SAN ANTONIO



POADP APPLICATION

97 DEC 12 PM 3: 13

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submit	ted: 12/12/	97	Name of POADP:	Timberview Place and Culebra/Reed
Owners:	Leslie P. Busicl	ζ	Consulting Firm:	Pape-Dawson Engineers, Inc.
Address:	4754 Shavano (Daks, Suite 250	Address:	555 East Ramsey
	San Antonio, T	exas 78249		San Antonio, Texas 78216
Phone:	210/493-6700		Phone:	210/375-9000
Existing zon	ing: <u>R-3, B-3R, B-3</u>	3	Proposed zoning:	N/A
Texas State	Plane Coordinates:	X:2,080,243.2	Y:13,716,23	8.8
Site is over/v	within/includes:	San Antonio City Lin Edwards Aquifer Recl Projected # of Phases:	harge Zone:	Yes□ No Yes⊠ No Yes□ No
Land area be	eing platted:	Lots	A	cres
Is there a pre			No N	18.29 1.509
red wind		or this site? Name	manufacture and a particular	
		OP or site? Name <u>Micr</u> Name	on Subdivision N	o. 960069 o.
	.e.	Name	N	O O
Contact Pers	son and authorized i	representative:		
Print Name:	Jesse Pacheco	Signa	ture: \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	ellen
Date:	2/12/97	Phone: 210/3	375-9000 F	Fax: 210/375-9090

X	name of the POADP and the subdivision;
X	indication of development phases on the POADP;
X	perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
X	north arrow and scale of the map;
X	proposed land use by location, type and acreage;
X	delineation of the circulation system including all collectors, arterial, and local type "B" streets;
X	contour lines at intervals no greater than ten (10) feet;
X	legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
X	existing adjacent or perimeter streets;
X	one hundred year flood plain limits;
X	location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
	a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
X	POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
	TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
	the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahen @ (210) 615-5814;
V.	The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
	ertify that the POADP application and accompanying maps are complete and that the conditions listed on this plication have been met.
Ce	rtifying Representative:
Pr	int Name: JESSEF. PACHECO Signature: A. Delelius
If	you have any questions please call Elizabeth Carol at 207-7900



SAN ANTONIO OF TY

December 19, 1997

Jesse Pacheco Pape Dawson Engineers, Inc. 555 East Ramsey San Antonio, TX 78216

Re: Timberview Place & Culebra Reed

POADP # 596

Dear Mr. Pacheco:

The City Staff Development Review Committee has reviewed Timberview Place & Culebra Reed Subdivision Preliminary Overall Area Development Plan # 596. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact
- It is recommended that the portion of the property abutting Culebra Road be limited to two access
- This development will need to comply with tree preservation ordinance #85262. For additional information about these requirements you can contact Building Inspections at 207-7102.
- Reed Road is a collector street and will require an additional 15' of ROW.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP

Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., Acting City Engineer

TXDOT TRANS PLANNING Fax:2106156295

Texas Departmen

Dec 15 '97 17:00	1 P.01 pages /
To Elizabeth Carol	From Jesse Hages
CosDept.CSA Planking	Co. Tx PoT
Phone #	Phone # (d 5 5860
Fax # 207 4441	Fax#

P.O. BOX 29928 • SAN ANTONIC, ______

December 15, 1997

P.O.A.D.P. REVIEW

Timberview Place and Culebra/Reed Subdivision
Located on Culebra Road at Micron Drive

P.O.A.D.P. Reviewed for:

Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

None.

Access Limits/Restrictions

This property is eligible for a maximum combined total of two(2) access point along the overall combined Culebra Rd. frontage of approximately 310°. Locations of access points will be as directed by "Regulations For Access Driveways to State Highways".

WPAP Requirements

None

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.
Advanced Project

Development Engineer

REMIT TO: CITY OF SAN ANTONIO P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

INVOICE 1045229

AMT ENCLOSED

AMOUNT DUE INVOICE DATE DUE DATE

370.00 12/18/1997 12/18/1997

AMOUNT

370.00

50-04-5573 LESLIE P BUSICK P O BOX 4150 INCLINE VILLAGE NV 89450

PHONE: 000 - 0000

POADP - TIMBERVIEW PLACE

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE INVOICE ACCOUNT DUE DATE OFFICE HOURS 50-04-5573 12/18/1997 1045229 12/18/1997 7:45 - 4:30

LINE INDEX REF DESCRIPTION 1 012542-001 PLAN REVIEW FEES

PAID SALTO MINS WEU. 10 1797

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT

CK 3667

DOCUMENT TIMBERVIEW

END

12/17/1997 12/17/1997

CURRENT CHARGES

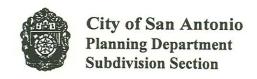
NEW BALANCE TOTAL AMT DUE 370.00

PREVIOUS BAL

370.00

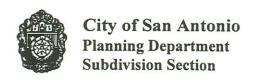
370.00

CITY OF SAN ANTONIO PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975 PAGE 1 OF 1



REQUEST FOR REVIEW

	Date 12/18.7
FROM: Elizabeth	SISPAT
ITEM NAME: Timberien Place	FILE #
RE:POADP.	
SUBJECT: The attached item has been submitted to you for Commission or Director. Please review the item and for Department of Planning, Land Development Services responses shall be returned as soon as possible, but gen below. Response time will commence from the date of rethe items your agency requires for this review. "Days" repute the items your agency requires for this review. "Days" repute Please Return By: Proposed plat-30 days Plan / legal doc-15 days Plat deferral-30 days	Division, Subdivision Section. All erally no later than the date shown exceipt of this request or receipt of all bresent work days. POADP's-10 days
☐ I recommend approval ☐ I do	not recommend approval
	, the engineer/
On, I notified	the engineer/ s objection. Tel #



REQUEST FOR REVIEW

TO: Bill Burman
FROM: Elizabeth
ITEM NAME: Timberviery Place FILE#
RE: POPOP
SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the Department of Planning, Land Development Services Division, Subdivision Section. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days. Please Return By: Proposed plat-30 days Plan / legal doc-15 days Other-15 days
☐ I recommend approval ☐ I do not recommend approval
I recommend approval On, I notified, the engineer/
On, I notified, the engineer/

TRANSMITTAL



97 DEC 12 PM 3: 13

To: E	DEPT. OF PLANNING LAND DEVELOPMENT
Date:	2/12/97 SERVICES DIVISION
Re: Time	DEPT. OF PLANNING LAND DEVELOPMENT SERVICES DIVISION MEANEW/CACE ADDICULAR RU/RECO
QUANTITY	DESCRIPTION
/	POADP APPLICATION
/	POADP APPUCATION CHECH# 3667 FOR #37000 FEE
0	PRINTS OF POADP
For Appro	val For Your Use As Requested For Review and Comme
	6
From:	Project No.: 3359-01 PREPARAMI, TRAFFIC DEPT.
cc: AME	ERGALANI, TRAFACLEPT.

PAPE-DAWSON ENGINEERS, INC.

TRANSMITTAL



To: Eu	EABETH CAPROL	
Date: 12/17/97 Re: Timberview/Cace & Cucesen/Reen		
Re: Time	PERVIEW CACE & CULEBRA/REED	
QUANTITY	DESCRIPTION	
6	PRINTS OF POADP WITH ACCESS PRINTS	
3 		
~ ,	If enclosures are not as noted, kindly notify us at once.	
☐ For Approx	val For Your Use As Requested For Review and Comment	
COMMENTS_		
-	#FE 9	
	RAD B. 7.	
	PH 3: 09 LANNING DIVISION	
From:	ESSE PACHECO Project No.: 3359-01	
<i>cc:</i>		
PAPE-DAWSON	ENGINEERS, INC.	
555 East Ramsey	San Antonio, Texas 78216 Phone: 210.375.9000 Fax: 210.375.9010 info@pape-dawson.com	

TRANSMITTAL



To: Au	MER GALANI
Date:	2/12/97
Re: Times	ENIEW CACK AND CHEBRA/REED
QUANTITY	DESCRIPTION
	CHERN # 3788 FOR 20000 FEE
2	CHERRY #3788 FOR #20000 FER COPIES OF TRAFFIC/INPRIOT ANALISIS
	val For Your Use As Requested For Review and Comment
COMMENTS_	
	· · · · · · · · · · · · · · · · · · ·
-	
From:	Project No.: 3359-01 PLANNING DONT.

PAPE-DAWSON ENGINEERS, INC.

timberview Place (a) Timberiew + micron In side city proposing 4 phases W 4 lots 3 multifamily 1 Commercial on 19 acres RO.VJ. Micron Reed 15 feet Rulebrz - O.K. · trew · drainage · TIA-O.K. · recommend 2 acress pt. on colebra. XTX DOT (OK)